



Town of Sykesville

7547 Main Street, Sykesville, MD 21784

p: 410.795.8959 f: 410.795.3818

townofsykesville.org

Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

Jennifer Livesay, Town Treasurer

Kerry G. Kavaloski, Town Clerk

MINUTES OF JUNE 25, 2025, REGULAR HISTORIC DISTRICT COMMISSION MEETING

The Sykesville Historic District Commission (SHDC) meeting was held on Wednesday, June 25, 2025. Commissioner Bederka called the meeting to order at 7:00 P.M. in the Town House Conference Room.

PRESENT: Commissioners Chad Bederka, Brian Ball, Matthew Clever, Eric Manas, Michael Marsden, and Richard McCullough.

ABSENT: Commissioner Michael Johnston. Council Member Elizabeth Guroff

STAFF: Kevin Rubenstein, Town Planner

REGULAR AGENDA

I. Minutes from May 28, 2025

Motion: Commissioner Ball motioned to approve the minutes from May 28, 2025. Commissioner Marsden seconded the motion.

The motion carried unanimously.

II. Consider/Discuss/Act on #2025-09 for commercial addition to the French Twist Café at 732 Oklahoma Avenue

Mr. Rubenstein explained that the application is proposing a 27' by 16' addition to the rear of the French Twist Café building to allow for additional seating and kitchen space. The applicant intends to ensure the construction does not compromise the essential form and integrity of the existing building, reuse materials as possible, and the addition will not be as wide as the original building. The applicant provided elevations to show the proposed addition.

Commissioner Manas thanked the SHDC for their thoroughness during the last meeting. He noted that the guidelines may recommend against it, but he understands that there is a potential hardship to the business without a kitchen expansion.

Helene Taylor, owner of the French Twist, explained that as the business has grown, she has recognized a need for additional kitchen space. The applicant also noted that the building is not in its original location; it has been moved twice. The addition was designed to not be structurally attached to the existing building, and it could be removed in the future with no damage to the existing building. They also noted that they need

additional seating space, which would be available using the rooftop deck area proposed on the addition.

Commissioner Ball explained that he is still concerned with the massing of the addition. He explained that it is disproportionate to the existing building.

Commissioner McCullough expressed interest in more accessible seating inside with this addition. Ms. Taylor explained that she will be adding more seating on the first level, and the County permitting office will require additional accessible seating.

MOTION: Commissioner Manas motioned to approve application #2025-09 for the requested addition at 732 Oklahoma Avenue with the upper deck, using materials to differentiate from the existing structure. Commissioner Marsden seconded the motion.

The motion carried 5-1 with Commissioners Bederka, Clever, Manas, Marsden, and McCullough voting for the motion, and Commissioner Ball voting against the motion.

III. Consider/Discuss/Act on #2025-10 for the demolition of the warehouse building at 7452 Springfield Avenue

Mr. Rubenstein explained that the applicants have been exploring avenues to redevelop the existing building; however, a structural feasibility study concluded that the building is considered unsafe on all levels. This building is a non-contributing building in the Historic District. The applicant explained that they would build a new structure consistent with existing architecture and the SHDC guidelines.

The SHDC would have review and approval over any new buildings built in the Historic District. In the interim between the demolition and a new building, the property may be used for parking.

MOTION: Commissioner Ball motioned to approve application #2025-10 for demolition of the warehouse on Springfield Avenue. Commissioner Marsden seconded the motion.

The motion carried unanimously.

Town Updates:

- Mr. Rubenstein gave an update about the South End Streetscape project that is delayed slightly due to weather. It is expected to have phase 1 finished by the end of June. The Farmers' Market has temporarily been moved to the Mac Lot but is anticipated to return to the Baldwin Drive area once it is reopened.
- Liberatores has submitted documents for permitting to the County. They also resubmitted some information to the Maryland Historical Trust.

ADJOURN: Commissioner Ball motioned to adjourn the meeting at 7:52 P.M. Commissioner Manas seconded the motion.

The motion carried unanimously.

**Respectfully submitted
Town Clerk Kerry Kavaloski**